

**HAMPTON PLANNING BOARD – Agenda**  
**June 7, 2006 – 7:00 p.m.**  
**Town Office Meeting Room**

**I. ATTENDING TO BE HEARD**

- 6-58) OSA Ventures  
Change of Use from Church to Private School and Programs at  
150 High Street  
Map 161 Lot 10  
Owner of Record: Maranatha Assembly of God
- 6-59) LabCorp  
Change of Use from Office to Health Care Facility (Patient Service Center) at  
24 Stickney Terrace  
Map 175 Lot 16 Unit 2  
Owner of Record: KMA Holdings LLC

**II. PUBLIC HEARING - PROPOSED SITE PLAN REVIEW REGULATIONS  
AND SUBDIVISION REGULATIONS AMENDMENTS**

- Amend APPENDIX A Use Change Application Review of the Site Plan Regulations to add language on ADA Handicap Accessibility.
- Amend the Site Plan Regulations Section III.A. Site Plan Review Required and Section VII.E. Erosion and Sediment Control Regulations to add language on construction runoff control.
- Amend the Subdivision Regulations Section VII.E. Erosion and Sediment Control Regulations to add language on construction runoff control.

The full text of the proposed amendments is available for inspection at the Town Planning Office, Lane Memorial Library, and the Beach Fire Station.

**III. NEW PUBLIC HEARINGS – PLANNING BOARD APPLICATIONS**

- 6-40) Thomas G Burness  
2-lot Subdivision at  
31 Park Avenue  
Map 190 Lot 12  
Waivers from Subdivision Regulations V.E.5, V.E.7, V.E.9 + V.E.14  
Owner of Record: Thomas G Burness
- 6-41) Thomas G Burness  
Special Permit to Impact Wetlands Conservation District at  
31 Park Avenue  
Map 190 Lot 12  
Owner of Record: Thomas G Burness

- 6-42) Edmond F & Catherine E Wakeen  
Robert L & Roberta L Giese  
Lot Line Adjustment at  
2 Fox Road  
Map 150 Lot 22 and  
27 Mill Pond Lane  
Map 150 Lot 18  
Owners of Record: Edmond & Catherine Wakeen and Robert & Roberta Giese
- 6-46) Kevin Emery  
Special Permit to Impact Wetlands Conservation District at  
16 Ross Avenue  
Map 274 Lot 67  
Owner of Record: Emery Realty Trust
- 6-47) John & Gail Morrison  
Special Permit to Impact Wetlands Conservation District at  
92 Kings Highway  
Map 196 Lot 9-2  
Owner of Record: John H & Gail K Morrison
- 6-48) John & Angela McCarthy  
Condominium Conversion at  
22 Island Path  
Map 282 Lot 19  
Waivers from Subdivision Regulations Requested: Articles V.E.5 (Utilities),  
V.E.7 (Storm Drainage), V.E.9 (Landscaping) and V.E.14 (Erosion Control)  
Owner of Record: John F & Angela C McCarthy
- 6-49) North Beach Investments (The Ocean Club)  
Amended Site Plan Review at  
703 Ocean Boulevard  
Map 235 Lot 9  
Owner of Record: Ocean Club LLC
- 6-50) John R & Ann H Hangen  
2-lot Subdivision at  
165 Island Path  
Map 280 Lot 22  
Waivers requested from Subdivision Regulations Articles V.E.5, V.E.7, V.E.9,  
V.E.14 and VII.C  
Owner of Record: John R Hangen & Ann H Hangen
- 6-51) James and Geraldine Rogers  
Condominium Conversion at  
8 Duston Avenue

Map 295 Lot 55

Waivers Requested from Subdivision Regulations Articles V.E.5 (Utilities), V.E.7 and VII.C (Storm Drainage), V.E.9 (Landscaping), and V.E.14 (Erosion Control)

Owners of Record: James E and Geraldine N Rogers

- 6-52) Robert & Karina Mitchell  
Condominium Conversion at  
6 Johnson Avenue  
Map 293 Lot 65  
Waiver Requested: Subdivision Regulations Section V.E (Detailed Plan)  
Owners of Record: Robert F and Karina M Mitchell
- 6-53) Susan Demarco  
Lot Line Adjustment at  
8 & 10 Ward Lane  
Map 164 Lots 6 and 13  
Owner of Record: Susan C Demarco
- 6-54) Timothy Mulcahy  
Condominium Conversion at  
22 Riverview Terrace  
Map 292 Lot 28  
Waiver Requested: Subdivision Regulations, Section V.E (Detailed Plan)  
Owner of Record: Timothy F Mulcahy
- 6-55) Keith Crowley  
Condominium Conversion at  
105 & 107 Kings Highway  
Map 197 Lot 20  
Waiver Requested: Subdivision Regulations Section V.E (Detailed Plan)  
Owner of Record: Keith Crowley
- 6-56) Keith Crowley/NTC Real Estate Development LLC  
Site Plan Review to construct a 31-unit hotel condominium at  
31-33 Ocean Boulevard  
Map 296 Lots 20, 32 and 33  
Owner of Record: Keith Crowley/NTC Real Estate Development LLC
- 6-57) Public Service of New Hampshire  
Subdivision Plan at  
70 Timber Swamp Road  
Map 102 Lots 1, 2 and 4  
Waiver Requested: Subdivision Regulations Section V.E. (Detailed Plan)  
Owner of Record: Public Service of New Hampshire

**IV. CONTINUED PUBLIC HEARINGS**

- 6-42) Brian Hayes  
Site Plan Review to construct six (6) condominiums at  
426 Winnacunnet Road  
Map 208 Lot 48  
Owner of Record: Brian Colsia, MAK Investments, LLC

**V. CONSIDERATION OF MINUTES of May 17, 2006**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

**\*\*PLEASE NOTE\*\*  
ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.  
MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**

## **APPENDIX A – Use Change Application Review**

- 1. Each Use Change request must be accompanied by the current application fee.**
- 2. Uses allowed are only those uses permitted in the appropriate zones under Article III, Use Regulations, of the Hampton Zoning Ordinance.**
- 3. Use Changes requiring Planning Board review are determined to be:**
  - a. Any use of a residential or non-residential nature, which is proposed to be changed to another use that is dissimilar and of a non-residential nature.**
  - b. Any change of use of a non-residential or multifamily dwelling site resulting in a change in the number of parking spaces required by Article VI of the Hampton Zoning Ordinance.**
  - c. Any change of use that results in the need for a new occupancy permit.**
  - d. Any change of use which, in the opinion of the Building Inspector, requires Planning Board approval in order to safeguard the health, welfare, convenience and safety of Hampton's citizens and recreational guests.**
- 4. Proposals for Use Change Review must include the following information:**
  - a. Present use and proposed use of the property.**
  - b. Present and proposed parking facilities (to conform to the requirements of Article VI).**
  - c. A sketch of the property showing street frontage, building location, parking, driveways, traffic flow, loading spaces and walkways.**
  - d. Location, description, and size of existing and/or proposed signs.**
  - e. Physical changes to the exterior of the structure including color changes and lighting.**
  - f. Whether structure(s) involved meet ADA requirements for handicap accessibility. If requirements are not met, a brief description of alterations planned to become ADA compliant.***
- 5. The Planning Board may request any further information it deems necessary for proper review of the Use Change request, and shall not take action upon said request until such time that the information is provided to the Board's satisfaction.**